172.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,500 / 660,500
					USE VALUE:	660,500 / 660,500
					ASSESSED:	660,500 / 660,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		INVERNESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADAMS CATHERINE D
Owner 2:	
Owner 3:	
Street 1:	7 INVERNESS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ADAMS JOHN & CATHERINE -
Owner 2:	-
Street 1:	7 INVERNESS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,634 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 1511 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3634.000	287,700	2,500	370,300	660,500
Total Card	0.083	287,700	2,500	370,300	660,500
Total Parcel	0.083	287,700	2,500	370,300	660,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.13 | /Parcel: 437.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 114085

GIS Ref

GIS Ref

Insp Date 09/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 172.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,800	2500	3,634.	370,300	659,600	659,600	Year End Roll	12/18/2019
2019	101	FV	252,200	2500	3,634.	365,000	619,700	619,700	Year End Roll	1/3/2019
2018	101	FV	252,200	2500	3,634.	280,400	535,100	535,100	Year End Roll	12/20/2017
2017	101	FV	252,200	2500	3,634.	264,500	519,200	519,200	Year End Roll	1/3/2017
2016	101	FV	252,200	2500	3,634.	243,300	498,000	498,000	Year End	1/4/2016
2015	101	FV	237,700	2500	3,634.	227,500	467,700	467,700	Year End Roll	12/11/2014
2014	101	FV	237,700	2500	3,634.	209,500	449,700	449,700	Year End Roll	12/16/2013
2013	101	FV	237,700	2500	3,634.	209,500	449,700	449,700		12/13/2012

!13326!

PRINT

Date	Time
12/11/20	03:18:13

LAST REV

Date	Time
03/03/20	09:26:56
danam	
13326	

USER DEFINED

Prior Id # 1:	114085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS JOHN & CA	64853-424		1/30/2015	Convenience	1	No	No		
LISESKA LUCILLE	30118-79		4/30/1999		340,000	No	No		
ROMANOW DOROTHY	22805-161		1/6/1993		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2019	770	Heat App	8,122	C				
2/11/2015	135	Insulate	1,856					Air sealing and in

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/1/2008	Meas/Inspect	197	PATRIOT
3/9/2000	Inspected	264	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3634		Sq. Ft.	Site		0	70.	1.46	6									370,314						370,300	

Total AC/HA: 0.08343 | Total SF/SM: 3634 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 370,314 | Spl Credit | Total: 370,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.17798221
Adj $ / SQ:	198.785
Other Features:	66500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390913
Depreciation:	103201
Depreciated Total:	287712

COMMENTS

OF=SINK & TOILET IN BMT + SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

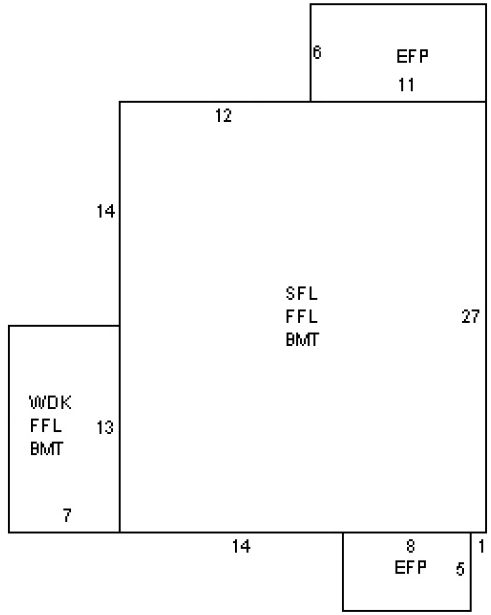
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.78
Special Features:	0	Val/Su Net:	128.32
Final Total:	287700	Val/Su SzAd	215.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	712	71.790	51,112
FFL	First Floor	712	198.780	141,535
SFL	Second Floor	621	198.780	123,445
EFP	Enclos Porch	106	62.330	6,607
WDK	Deck	91	18.850	1,715

Net Sketched Area:	2,242			Total:	324,414
Size Ad	1333	Gross Are	2242	FinArea	1511

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	F	FR	1925	24.75	T	50	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:	
				Total:	2,500